

ROCKY HILL PLANNING BOARD
Minutes of the May 13, 2008 Meeting

Present: R. Ayrey, T. Bremner, C. Cann, L. Goldman, D. Kluchinski, R. Whitlock, E. Zimmerman

Absent: T. Corlis, C. Pihokken, G. White, A. Youtz

Also present: V. Kimson and K. Philip

Statement Of Adequate Notice

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

Chairperson's Comments: No comments were provided.

Open Public Comment Period: The meeting was then opened to the public, being that no one wished to address the board the public portion of the meeting was closed.

Approval of Minutes

April 8, 2008 – Motion made by R. Whitlock and L. Goldman seconded the motion to approve the minutes of April 8, 2008 as amended. The vote was 6-0 in favor. Motion carried.

Resolutions of Law/Findings of Fact:

- a) Donato
Historic Preservation Plan
Washington Street; Block 9, Lot 2

Motion was made by R. Whitlock and E. Zimmerman seconded the motion to approve the resolution for Donato as amended. The vote was 3-0 in favor. Motion carried.

For: Cann, Whitlock, Zimmerman

Against: None

Abstain: None

- b) Mr. Robert Crowe and Dr. Susan Fisher
Certificate of Appropriateness - fence
9 Montgomery Avenue; Block 4, Lot 6

Motion was made by E. Zimmerman and R. Whitlock seconded the motion to approve the resolution for Crowe and Fisher. The vote was 5-0 in favor. Motion carried.

For: Cann, Goldman, Kluchinski, Whitlock, Zimmerman

Against: None

Abstain: None

Application:

- a) Susan and Henry Bristol
Preservation Plan
Washington Street; Block 4, Lot 18.03

Henry Bristol, applicant, was sworn in and stated that he and his wife would like to propose several minor improvements including a new window on a screened porch that is not visible from the street, a replacement kitchen window and the addition of a French door between the garage and back door. The French door will not be visible from the street. Mr. Bristol referred to the site plan and the east elevation showing the property as it will be viewed from the Green Acres property. He advised that all of the windows in the house have rotted out and need replacement.

Susan Bristol, applicant, was sworn in and stated that they have already replaced half of the windows in their home, some of the windows had failed after they were installed. Mr. Bristol stated that a retaining wall is needed in the rear because a water feature or a raised landscaped garden bed will be installed in the garden area. Mrs. Bristol testified that the height of the wall will not exceed six feet.

D. Kluchinski asked the height of the trellis. Mrs. Bristol stated that the masonry will not go above the permitted six foot height but the trellis may exceed six feet. The trellis will be attached to the retaining wall and landscaping will help buffer the wall. V. Kimson read the fences and walls ordinance. C. Cann stated that she feels a trellis is not a fence therefore this may be a non-issue since it is an ornamental feature.

The meeting was opened to the public. Being that no one wished to address the board, motion was made by R. Whitlock and seconded by T. Bremner to close the meeting to the public. Motion was made by R. Whitlock to approve the preservation plan, the motion was seconded by T. Bremner. The vote was 7-0 in favor. Motion carried.

For: Ayrey, Bremner, Cann, Goldman, Kluchinski, Whitlock, Zimmerman
Against: None
Abstain: None

Other Business:

Council on Affordable Housing - V. Kimson read the memorandum pertaining to the Council on Affordable Housing (COAH) prepared by Kimball and Kimball. She advised that the regulations proposed by COAH were adopted in full last week. Proposed amendments to Rocky Hill's affordable housing plan are warranted, the Department of Labor's projections were used so we should zone our properties to reflect those projections. Discussions will be open to the public. V. Kimson stated that the Board can communicate their thoughts to directly to Susan Kimball. She stated that accessory apartments is one thing that we should consider.

L. Goldman asked about the funds available from affordable housing contributions and if they can be used to rehabilitate existing units owned by individuals whose annual salary may qualify them for affordable housing.

T. Bremner recused himself from litigation matters. L. Goldman made a motion to go into closed session and E. Zimmerman seconded the motion. The vote was 6-0 in favor. Motion carried.

Being that there were no other matters before the board, motion was made by R. Whitlock and C. Cann seconded the motion to adjourn the meeting at 8:45 p.m. Motion carried.

The next meeting is scheduled for Tuesday, June 10, 2008.

Respectfully submitted,

Kerry A. Philip
Recording Secretary